

**DERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
September 4, 2012**

**CALL TO ORDER**

The Tuesday, September 4, 2012 Derry Township Planning Commission meeting was called to order at 6:00 p.m. in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Chairman Matt Tunnell.

**ROLL CALL**

Commission Members Present: Matthew Tunnell, Chairman; Ned Wehler, Secretary; Gregg Mangione, Member; Joyce St. John, Member

Commission Members Absent: Peter Gleason, Vice Chairman

Also Present: Charles Emerick, Director of Community Development; Diane Myers-Krug, Dauphin County Planning Commission; Jenelle Stumpf, Community Development Secretary; Tracy Telesha, Stenographer

Public Registering Attendance: None

**APPROVAL OF MINUTES**

On a motion by Member Mangione and seconded by Member St. John, the Planning Commission approved the minutes of June 5, 2012 as written.

**OLD BUSINESS**

- A. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for Derry Township School District Middle School Addition, Plat #1215**

Mr. Emerick reported that the Board of Supervisors approved the plan with conditions.

- B. Report of the Board of Supervisors' action regarding Ordinance No. 624, amending Chapter 225 (Zoning) of the Code of the Township of Derry regarding the Floodplain Overlay District**

Mr. Emerick reported that the Board of Supervisors adopted the ordinance.

**NEW BUSINESS**

- A. Review and recommendation of a proposed ordinance amending Chapter 225 (Zoning) of the Code of the Township of Derry regarding Article XXIX (Design Review Board; Chocolate Avenue Preservation Overlay District) and Article XXXIV (General Regulations), Section 225-171 (Fences)**

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Mr. Emerick reported that the proposed amendments are as follows:

Inclusion of a member of the Hershey-Derry Township Historical Society to serve on the Design Review Board, adjustment to the terms of membership to ensure no more than two terms expire in any year, note that a Certificate of Appropriateness is only approved by a majority vote, and inclusion of a revision to the guidelines for signs and awnings to encourage dimensional signs.

Due to the prevalence of modular pre-fabricated fencing, adjustment to the Township regulations is necessary to reduce the amount of variances requested. The proposed ordinance limits the maximum panel of a fence to be 72 inches in height, allowing 4 inches of clearance from the ground to the bottom of the fence and decorative finials no more than 10 inches above the fence.

Ms. Myers-Krug stated that since the Design Review Board will have an even number of members, tie votes are automatically denied. Ms. Myers-Krug suggested discussing a contingency to those denied applications.

**MOTION**

On a motion made by Member Mangione, seconded by Secretary Wehler, and a unanimous vote, the Planning Commission recommended that the ordinance be adopted.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion by Secretary Wehler, seconded by Member Mangione, and a unanimous vote, the meeting adjourned at 6:15 p.m.

Respectfully submitted,

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Ned Wehler  
Secretary

Submitted by:

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Tracy Telesha  
Stenographer